

be less than three inches (3") in height, nor less than four inches (4") larger in diameter than the water heater and equipped with a three-quarter inch (¾") drain line that is extended to the exterior of the building and terminated in a downward direction a minimum of 6" and a maximum of 24" above grade.

- (c) Backwater valves. Section 710.1 is amended to read as follows:

Drainage piping serving fixtures which have flood level rims less than 12 inches (12") above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved typed backwater valve. Fixtures above such elevation shall not discharge through the backwater valve unless first approved by the Administrative Authority.

- (d) Cleanouts. Section 719 is amended by adding subsection 7 as follows:

719.7. Cleanouts shall be installed at the property line where the private sewer system connects to the publicly maintained sanitary sewer lateral. All such line cleanouts shall be encapsulated in a concrete block per the City of Belmont, Department of Public Works, Standard Sewer Lateral Details. Such cleanouts shall extend to grade, terminate within a concrete (Christy) box, be fitted with a driveway-grade cover where subject to physical damage and shall be installed according to specifications approved by the Administrative Authority.

7-41-03. Purpose for exceptions:

- (a) The administrative provisions of the Plumbing Code are amended to coincide with the Master Fee Schedule adopted by Resolution of the Belmont City Council. Chapter 1 is also amended to eliminate redundancies and inconsistencies within the administrative provisions of the various model codes by adopting the 1997

Uniform Administrative Code as the guide for Building Code administrative provisions within the City of Belmont.

- (b) Where water heaters are located in living areas or when leakage would damage a building or its contents, a requirement that water heaters shall have safety pans with drains is necessary. In the event of a leak the dwelling unit will flood without this safety pan. The City of Belmont is in seismic zone 4, the most active seismic zone, and the city's proximity to known active seismic faults increases the likelihood of water heater failure, particularly those water heaters nearing the end of their serviceable life spans. This amendment also clarifies Plumbing Code, Section 510.7 which does not specify the dimensions of the pan required beneath the water heater nor does it specify the termination of the drain line for that pan.
- (c) Backflow protection is required if drainage piping serving fixtures is less than 12 inches (12") above the next upstream manhole because the topography in the City of Belmont includes steep and mountainous areas with intermittent steep slopes. In addition, the City of Belmont is located in a seismically active area, which increases the likelihood of breakage of building sewers and laterals, leading to the potential of sewage backup into buildings without adequate protection.
- (d) Belmont soils are expansive in nature. These expansive soils create unstable conditions which increase the potential of breaks in sewer laterals. To maintain health and sanitary services it is necessary to provide access in order to periodically maintain public sanitary sewer laterals. This is accomplished by the additional cleanout, installed per the City of Belmont, Department of Public Works standards as required by this amendment.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838 § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95; Ord. No. 943, § 1, 4-13-99; Ord. No. 945, § 1, 6-22-00)

Secs. 7-42—7-50. Reserved.**DIVISION 4. ELECTRICAL CODE****Sec. 7-51. Adopted; exceptions; purpose for exceptions.***7-51-01. Adopted.*

The California Building Standards Code, California Code of Regulations, Title 24 (CCR, T-24), incorporating the latest edition of the Electrical Code hereinafter referred to as the "Electrical Code" is, by reference, incorporated herein as the rules, regulations and standards within the City of Belmont as to all matters contained therein, except as otherwise provided in this article.

7-51-02. Exceptions.

Article II (the Administrative Code) of Chapter 7 of the Belmont City Code shall apply to administration of the Electrical Code.

7-51-03. Purpose for exceptions.

The 1997 Uniform Administrative Code is the guide for building code administrative provisions within the City of Belmont. The Master Fee Schedule adopted by Resolution is used to calculate the electrical permit fees.
(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95; Ord. No. 943, § 1, 4-13-99; Ord. No. 945, § 1, 6-22-00)

Secs. 7-52—7-60. Reserved.**DIVISION 5. HOUSING CODE****Sec. 7-61. Adopted; exceptions; purpose for exceptions.***7-61-01. Adopted.*

State Housing Law, The California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1 (CCR, T-25) hereinafter referred to as the "Housing Code" is, by reference, incorporated herein as the rules, regulations and stan-

dards within the City of Belmont as to all matters contained therein, except as otherwise provided in this article.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-96; Ord. No. 943, § 1, 4-13-99; Ord. No. 945, § 1, 6-22-00)

Secs. 7-62—7-135. Reserved.**ARTICLE V. UNSAFE BUILDINGS****Sec. 7-136. Adopted.**

The code published by the International Conference of Building Officials (ICBO) entitled the 1997 Uniform Code for the Abatement of Dangerous Buildings hereinafter referred to as the "Dangerous Buildings Code" is, by reference, incorporated herein as the rules, regulations and standards within the City of Belmont as to all matters contained therein, except as otherwise provided in this article.

(Ord. No. 754, § 5, 11-12-86; Ord. No. 838, § 5, 1-8-91; Ord. No. 899, § 1, 12-18-95; Ord. No. 943, § 1, 4-13-99; Ord. No. 945, § 1, 6-22-00)

Secs. 7-137—7-159. Reserved.**ARTICLE VI. RESERVED*****Secs. 7-160—7-178. Reserved.****ARTICLE VII. STRUCTURES OF HISTORIC OR AESTHETIC VALUE†****Sec. 7-179. Purpose declared.**

The purpose of this article is to preserve, enhance, and perpetuate for the benefit of the general

*Editor's note—See the editor's footnote at the beginning of this chapter

State law references—Authority to prevent unsafe structures, Gov. Code, § 38660(c); provide for abatement of unsafe structures, § 38660(d).

†Editor's note—Section 1 of Ord. No. 865, adopted Aug. 25, 1992, amended Ch. 7, Art. VII to read as herein set out. Prior to such amendment, Art. VII consisted of § 7-179—7-185, which pertained to structures of historic or aesthetic value and derived from §§ 1—7 of Ord. No. 513, adopted July 23, 1973.

public those buildings, structures, and areas having special historical or aesthetic interest or value which contribute to community aesthetics and identity, and to prescribe the procedure for altering, relocating, and demolishing those structures so classified.

(Ord. No. 865, § 1, 8-25-92)

Sec. 7-180. Definitions.

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Alter. The term "alter" or "alteration" shall mean a physical change to the exterior of a landmark or a historic resource including, but not limited to, building additions and change of exterior building materials. It shall not include replacement of windows, doors, roofing and exterior materials with similar or comparable building materials, repair, maintenance, painting and landscaping.

Adaptive reuse. The term "adaptive reuse" shall mean the alteration or conversion of a structure for another permitted or conditional use in the respective zoning district.

Certificate of appropriateness. The term "certificate of appropriateness" or "certificate" shall mean a certificate granted by the planning commission or city council for the alteration, relocation or demolition of a landmark or historic resource.

Demolish. The term "demolish" or "demolition" shall mean the razing or destruction, whether entirely or in significant part, of a building or structure.

Hearing body. The term "hearing body" shall mean the Planning Commission or City Council of the City of Belmont.

The code published by the National Fire Protection Association entitled National Electrical Code, 1993 edition, hereinafter the "electrical code," by this reference is incorporated herein as the rules, regulations and standards within the city as to all matters contained therein, except as otherwise provided in this division.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95)

7-51-02. Exceptions. Article II (Administrative Code) of chapter 7 of the Code of the City of Belmont shall apply to the administration of this code.

- (a) Article 336-4 of the National Electric Code is amended to read:

Type NM or NMC. Types NM and NMC cables shall not be used:

- (1) In any dwelling or structure exceeding three (3) floors above grade;
- (2) As service-entrance cable;
- (3) Embedded in poured cement; or
- (4) In any nonresidential occupancy. For the purposes of this article, the first floor of a building shall be that floor that has fifty (50) percent or more of the exterior wall surface area level with or above finished grade. One (1) additional level that is the first level and not designed for human habitation and used only for vehicle parking, storage or similar use shall be permitted.

- (b) Chapter 2, Article 230 is amended by repealing the exemptions to Section 230-41.

- (c) Chapter 2, Article 230, Section 230-70 (a) is amended to read:

The service equipment and disconnecting means shall be located and installed so as to be readily accessible from the exterior of the building at a point nearest to the entrance of the service conductors. Sufficient access and work space shall be provided for the service equipment. Exception: Due to special circumstances, substantiated by written evidence, the

administrative authority may approve other accessible service equipment locations.

- (d) Chapter 2, Article 250, Sections 250-81 (c) is amended to read:

A grounding electrode shall be installed as follows: Not less than thirty (30) feet of continuous one-half (½) inch diameter reinforcing rod shall be placed within three (3) inches of the bottom of the concrete footing. Two (2) reinforcing rods must be used, but they must extend in separate directions and be bonded together above the foundation and be determined by Table 250-94. Other means may be used when approved by the administrative authority.

7-51-03. Purposes for exceptions:

- (a) It is necessary to limit use of NM and NMC cables. Belmont is located in the highly active seismic zone 4. Nonmetallic-sheathed cable is not afforded the same protection from damage as wiring in raceways. Damage to nonmetallic-sheathed cable could occur in a seismic event which increases the potential for a fire.
(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95)

Secs. 7-52—7-60. Reserved.

DIVISION 5. HOUSING CODE

Sec. 7-61. Adopted.

The code published by the International Conference of Building Officials, entitled, Uniform Housing Code, 1994 edition, hereinafter called "housing code," by this reference is incorporated herein as and for the rules, regulations and standards within the city as to all matters therein contained.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-96)

Secs. 7-62—7-135. Reserved.